LOT 212
HEADWATERS AT LOFTON CREEK PHASE
2748/860

PETERMAN LARRY & JONDA L/E/
86528 OAR ROW SOUTH
YULEE, FL 32097

2026

51-3N-27-0700-0212-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01

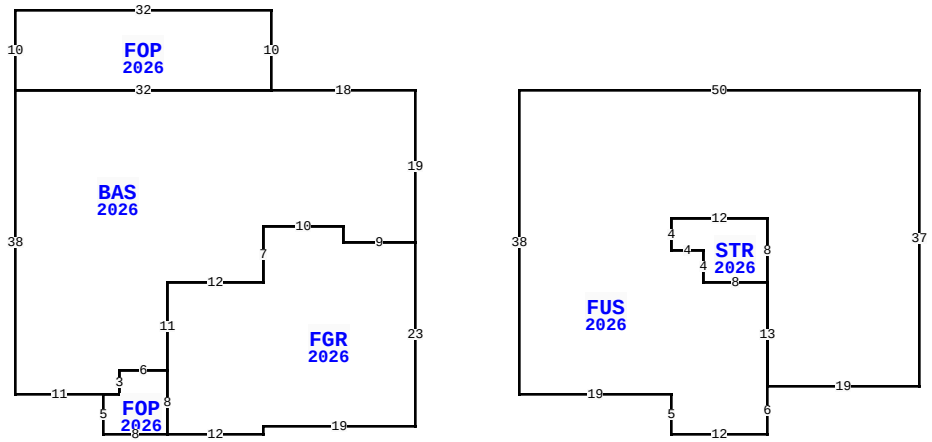
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4103.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100	2026	1,333	157,881
FGR	685	55	2026	377	44,652
FOP	58	30	2026	17	2,013
FOP	320	30	2026	96	11,370
FUS	1,861	100	2026	1,861	220,417
STR	80	10	2026	8	948
TOTALS	4,337			3,692	437,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,692	85.2120	118.44	437,280	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 3194 HX Base Yr



86528 OAR ROW SOUTH, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/02/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	437,280
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	512,280
SOH/AGL Deduction	0
ASSESSED VALUE	512,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	512,280
TOTAL JUST VALUE	512,280
NCON VALUE	437,280
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260001439			02/11/2026
B250006986	H-3187/ G-679/ P-	591,417	06/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2876/454	6/17/2026	WD	U	I	11	100
GRANTOR: PETERMAN LARRY & JONA						
GRANTEE: JONES WHITNEY NICOL						
2849/59	2/24/2026	SW	Q	I	01	587,900
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: PETERMAN LARRY & JO						

BUILDING NOTES

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,0] E32 E18 S19 W9 N2 W10 S7 W12 S11 W6 S3 W2 W11 N38 $
FOP=[YR=2026;ORIG=39,35] S8 W8 N5 E2 N3 E6 $
FGR=[YR=2026;ORIG=70,19] S23 W19 S1 W12 N8 N11 E12 N7 E10 S2 E9 $
FOP=[YR=2026;ORIG=20,-10] E32 S10 W32 N10 $
FUS=[YR=2026;ORIG=83,0] E50 S37 W19 N13 N8 W12 S4 E4 S4 E8 S13 S6 W12 N5 W19 N38 $
STR=[YR=2026;ORIG=114,16] W12 S4 E4 S4 E8 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF-2			1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/31/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS